



117 WILLOWBRAE ROAD

WILLOWBRAE, EDINBURGH, EH8 7HN



2 PUBLIC



4 BED



3 BATH



VMH SOLICITORS

0131 622 2626 | property@vmh.co.uk



117

WILLOWBRAE ROAD

This traditional mid-terraced villa lies a short stroll from Holyrood Park and is well-connected to the city centre less than two miles away. The generous family home boasts two reception rooms, a modern kitchen with a utility room opening onto a courtyard garden, four spacious double bedrooms, two en-suite shower rooms, a family shower room, and a WC cloakroom. On-street parking in the area is conveniently unrestricted.

Features

- Popular central location
- Mid-terraced villa with period features
- Entrance vestibule and hall with WC
- Bay-fronted living room
- Formal dining room
- Modern kitchen with utility room
- Four spacious double bedrooms
- Principal walk-in wardrobe
- Two en-suite shower rooms
- Family shower room
- Charming, enclosed garden with a shed
- Unrestricted on-street parking
- Gas central heating and double glazing



“...Modern kitchen with utility room, four spacious double bedrooms and a principal walk-in wardrobe...”



“...Charming, enclosed garden with a shed...”

Bedroom 3



Bedroom 4



EPC Rating - D

Home Report Value - £525,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: All fitted floor and window coverings and light fittings are included in the sale.



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WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: property@vmh.co.uk

DX: 552210, Edinburgh 68



CHARTERED FIRM

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